



GSA National Capital Region

January 26, 2009

(b) (6)

Vornado/Charles E. Smith
2345 Crystal Drive, Suite 1000
Arlington, Virginia 22202

Re: Freedom of Information Act (FOIA) Request No. 140307

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This letter is in response to your Freedom of Information Act (FOIA) request dated December 21, 2008, in which you requested: the "Prospectus that granted the government the leasing authority for this renewal (SF-2 GS11B-01639, SLA # 5) and a copy of the last operating expense and tax payments that the government paid on this lease (GS11B -01639)."

Per your request, please find enclosed this requested information. This completes action on your request. Should you have any questions, please do not hesitate to contact me at (202) 205-0553.

Sincerely,

A handwritten signature in cursive script that reads "Toni L. Slappy".

Toni L. Slappy
FOIA Coordinator
National Capital Region

**PROSPECTUS-LEASE
DEPARTMENT OF DEFENSE - SECRETARY OF THE ARMY
NORTHERN VIRGINIA**

Prospectus Number: PVA-10W03
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 524,867 rentable square feet of space for the Department of Defense (DOD), Secretary of the Army, Office of the Administrative Assistant (Army/OAA), currently housed in the Pentagon and various leased locations in Northern Virginia.

Army/OAA plays a critical role in assisting the Army by providing two main functions; Executive Services and Base Operations Support. Executive Services is comprised of special staff elements formed to assist the Administrative Assistant in duties related to Army organization, personnel, training, and service, supply and procurement. Base Operations Support activities are carried out through field operating agencies that provide administrative products and services to a customer base in three functional areas; resource management and programs, installations and operations, and information technology and communications.

Currently the Army/OAA is housed in 12 separate locations in Northern Virginia. This division creates ineffective and inefficient customer service to the Army. The proposed consolidation of Army/OAA at one location will eliminate the present operational fragmentation and better enable the Army/OAA to support customers for the delivery of services. The GSA leases under which Army/OAA is housed expire between September 2002 and March 2007. Leases will be cancelled or space will be backfilled with other DoD components, as appropriate, consistent with phased occupancy of the new location.

Consolidating Army/OAA at a single location will also release space in the Pentagon, critical to the execution of the Pentagon renovation program. Since the Pentagon remains occupied during the renovation, efficient construction zones must be created by sequentially relocating DoD organizations from unrenovated space into renovated space.

Description

Occupants:	Army/OAA
Lease Type:	New and Replacement
Delineated Area:	Northern Virginia, Metro Proximate
Justification:	Consolidation and to facilitate the Pentagon renovation
Expansion Space:	9,600 rsf
Number of Parking Spaces: ¹	6
Scoring:	Operating lease

**PROSPECTUS-LEASE
DEPARTMENT OF DEFENSE-SECRETARY OF THE ARMY
NORTHERN VIRGINIA**

Prospectus Number: PVA-10W03
Congressional District: 8

Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	524,867
Current Total Annual Cost:	\$3,451,918 (GSA leased bldgs only)
Proposed Total Annual Cost: ²	\$17,845,478
Maximum Proposed Rental Rate: ³	\$34.00 per rentable square foot

¹ DoD security requirements may necessitate control of parking at the location leased. This may be accomplished as a lessor furnished service, under an operating agreement with the lessor, or as part of the Government's leasehold interest in the building.

² Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

³ This estimate is for fiscal year 2003 and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation.

Authorization

Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.

Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 19, 2002

Recommended: _____

(b) (6)

Commissioner, Public Buildings Service

(b) (6)

Approved: _____

Administrator, General Services Administration

PIA-03W10



U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

Don Young
Chairman

James L. Oberstar
Ranking Democratic Member

Lloyd A. Jones, Chief of Staff
Elizabeth McGinnason, Chief Counsel

David Heymsfeld, Democratic Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE – SECRETARY OF THE ARMY
NORTHERN VIRGINIA

RESOLVED BY THE COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE OF THE U.S. HOUSE OF REPRESENTATIVES, that pursuant to title 40 U.S.C. § 3307, appropriations are authorized to lease up to approximately 524,867 rentable square feet of space for the Department of Defense, Secretary of the Army, Office of the Administrative Assistant currently located in leased space at the Pentagon and various leased locations, in Northern Virginia, at a proposed total annual cost of \$17,845,478 for a lease term of ten years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

Provided, That the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

(b) (6)

DON YOUNG /
CHAIRMAN

4/9/03

DATE

PVA-03W10

108th Congress
First Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to the provisions of section 7 of the Public Buildings Act of 1959, (40 U.S.C. 606), a prospectus providing for a new lease of 524,867 rentable square feet of space for the Department of Defense, Secretary of the Army, currently housed in the Pentagon and various leased locations in Northern Virginia, at an estimated maximum annual cost of \$17,845,478, for a maximum lease period of 10 years, a description of which is attached hereto and by reference made part of, is approved.

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CHAIRMAN

Ranking Minority Member

Adopted: February 24, 2003

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No. 5

DATE JUL - 3 2008

TO LEASE NO. GS-11B-01639

ADDRESS OF PREMISES

Zachary Taylor Building
2531 Jefferson Davis Highway
Arlington, VA 22002

THIS AGREEMENT, made and entered into this date by and between **Polk and Taylor Property LLC**

whose address is: c/o Beacon Capital Partners
200 State Street, 5th Floor
Boston, MA 02109

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective April 30, 2008 to modify Paragraphs 2, 5, and 6 (J) as follows:

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the 5-year renewal term commencing May 1, 2008 and continuing through April 30, 2013.
5. The Government hereby exercises its option to renew this lease for the 5-year period commencing May 1, 2008, for the following terms and at the following rentals: A 5-year term at an annual rent of \$19,026,428.75 (\$36.25 per BRSF). Payable at the rate \$1,585,535.73 per month, in arrears. The Renewal option rate is inclusive of all accrued Operating Expense and Real Estate Tax Adjustments. All future Operating Expense and Real Estate Adjustments shall continue using the base rate and base year established during the initial term of the lease. Rent checks shall be payable to:

Polk and Taylor Property LLC
c/o Cassidy & Pinkard Colliers
530 Crystal Drive, Suite 50
Arlington, VA 22202

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Polk and Taylor Property LLC

BY (b) (6)
(Signature)

Senior Vice President
(Title)

IN THE PRESENCE OF (witnessed by:)

(b) (6)
(Signature)

1655 N. Feet Myre Drive
Arlington, VA 22209
(Address)

UNITED STATES OF AMERICA

BY (b) (6)
(Signature)

Contracting Officer, GSA, NCR, PBS, WPD
(Official Title)



T. C. Hairston

RIDER TO SUPPLEMENTAL LEASE AGREEMENT NO. 5 LEASE NO. GS-11B-01639

6. (J) The hourly rate for overtime HVAC beyond the Normal Hours Schedule on Monday through Friday shall be \$145.00 per hour for a single building floor of usage. Each additional building floor thereafter shall be \$28.00 per hour.

The hourly rate for HVAC on Saturday, Sunday, and on Federal Holidays shall be \$145 per hour for a single building floor of usage. Each additional building floor thereafter shall be \$28.00 per hour for an average full building cost for overtime services of \$37.00 per hour per floor.

The Government continues its occupancy under the existing terms and conditions of the lease; no tenant improvement allowance is provided as part of this renewal.

Initials:  & 
Lessor Government